

025.0

0001

0015.B

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

843,500 / 843,500

USE VALUE:

843,500 / 843,500

ASSESSED:

843,500 / 843,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
177-183		MASS AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ROGARIS PETER & CHRISOULA	
Owner 2:		
Owner 3:		

Street 1: 80 RICHMOND RD  
Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N  
Postal: 02478 Type:

**PREVIOUS OWNER**

Owner 1: DRISCOLL- RAKUTIS KAREN ANN & -

Owner 2: RAKUTIS MICHAEL & -

Street 1: 122 SNEAD DR

Twn/City: MASHPEE

St/Prov: MA Cntry  
Postal: 02649

**NARRATIVE DESCRIPTION**

This parcel contains .062 Sq. Ft. of land mainly classified as Store with a Store Building built about 1940, having primarily Brick Exterior and 2430 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2708		Sq. Ft.	Site		0	44.	5.00	CG									595,760						595,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	2708.000	247,700		595,800	843,500		16217
							GIS Ref
							GIS Ref
							Insp Date
							03/18/09

Total Card: 0.062 247,700 595,800 843,500 Entered Lot Size

Total Parcel: 0.062 247,700 595,800 843,500 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 347.12 /Parcel: 347.12 Land Unit Type:

Parcel ID: 025.0-0001-0015.B

!2007!

**PRINT**

Date	Time
12/29/21	20:55:23

**LAST REV**

Date	Time
11/22/21	12:28:15

apro

2007

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL- RAKUT	78501-510	1	8/19/2021		960,000	No	No		
	13466-366		6/1/1978		78,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/7/2018	1660	Heat App	3,200	C					9/15/2021	SQ Mailed	JO	Jenny O
3/18/2011	172	Sign	400						5/3/2021	I & E Return	MM	Mary M
2/25/2011	103	Manual	6,000						3/25/2021	I & E Mailed	MM	Mary M
10/28/2009	1065	Manual	7,000						7/8/2019	Mail Update	JO	Jenny O
1/11/2007	26	Sign	550		G8	GR FY08			6/11/2019	I & E Return	JO	Jenny O
12/27/2006	1118	Manual	500						2/27/2017	I & E Return	MM	Mary M
12/27/2006	1120	Manual	10,000						4/1/2016	I & E Return	MM	Mary M
7/2/1997	427	Manual	500						3/18/2009	Meas/Inspect	201	PATRIOT
									12/28/1999	Meas/Inspect	197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>		
Type:	78 - Store	Full Bath:	Rating:	CLAY DREAMS, MARI HAIR SALON, DRUM CONNECTION.		54		
Sty Ht:	1 - 1 Story	A Bath:	Rating:					
(Liv) Units:	3 Total: 3	3/4 Bath:	Rating:					
Foundation:	1 - Concrete	A 3QBth:	Rating:					
Frame:	1 - Wood	1/2 Bath:	3 Rating: Average					
Prime Wall:	7 - Brick	A HBth:	Rating:					
Sec Wall:	%	OthrFix:	1 Rating: Average					
Roof Struct: 4 - Flat		<b>OTHER FEATURES</b>		<b>RESIDENTIAL GRID</b>				
Roof Cover: 4 - Tar & Gravel		Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units		
Color: BRICK		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O			
View / Desir:		Frpl:	Rating:	Other				
GENERAL INFORMATION		WSFlue:	Rating:	Upper				
Grade: C - Average		<b>CONDOS INFORMATION</b>		Lvl 2				
Year Blt: 1940		Location:		Lvl 1				
Eff Yr Blt:		Total Units:		Lower				
Alt LUC:		Floor:		Totals	RMs: 0	BRs: 0	Baths: 1	HB: 3
Jurisdict: G12		% Own:		<b>REMODELING</b>		<b>RES BREAKDOWN</b>		
Fact: .		Name:		Exterior:	No Unit	RMS	BRs	FL
Const Mod:		DEPRECIATION		Interior:				
Lump Sum Adj:		Phys Cond:	AV - Average	Additions:				
INTERIOR INFORMATION		Functional:	%	Kitchen:				
Avg Ht/FL: 8		Economic:	%	Baths:				
Prim Int Wal		Special:	%	Plumbing:				
Sec Int Wall:			%	Electric:				

## INTERIOR INFORMATION

Avg Ht/FL:	8	
Prim Int Wal	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	14	- Asphalt Tile
Sec Floors:	6	- Ceramic Tile
		25%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	3	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled
		0

# MOBILE HOME

**Make:**

odel:

**Serial #**

PABCEI ID 025-0-0001-0015

## SPEC FEATURES/YARD ITEMS

SKETCH

5

FFL  
BMT  
0420

45

SUB AREA DETAIL

## IMAGE

**AssessPro** Patriot Properties, Inc

